

LENOX PLACE

S U N N Y S I D E

Homeowners Association, Inc.
Board of Directors Meeting Minutes
Monday, January 28, 2013

CALL TO ORDER

The regularly scheduled meeting of the Board of Directors for January was held on Monday, January 28, 2013. The meeting was called to order at 7:01 p.m. by Lewis Jackson at the Beverly Hills United Methodist Church, Alexandria, Virginia 22305.

BOARD MEETING ATTENDANCE

Lewis Jackson, President – Present
Jack Stevens, Treasurer – Present
Rose Bailey, Capitol Companies – Present

Sven Dharmani, Vice President – Present
Ken LaVolpe, Secretary – Present
Jim Rorke, Member-at-Large – Present

LAW ENFORCEMENT REPORT

- Sgt. Jose Garcia from the Alexandria Police Department was present and provided general updates for the Arlandria City Manager area.
- APD continues to stress that residents should not keep items of value in the car that can easily be seen, including GPS devices, sunglasses, owner's manuals and garage door openers that might be hanging from the visor.

OPEN FORUM

Kevin Beekman, 3905 Elbert Avenue, discussed the presence of late season leaves on Elbert Avenue and suggestion of including that in landscaping cost estimates.

APPROVAL OF MEETING MINUTES

The October 22, 2012 Board of Directors Meeting Minutes were reviewed in advance by each Board Member.

Move to: Approve amended Meeting Minutes from October 22, 2012.

Moved by: Lewis Jackson

Seconded: Jim Rorke

For: All

Against: None

MOTION PASSED

FINANCIAL REPORT

On December 31, 2012, the Association had:

INVESTMENT

Investment Funds	\$524,138.00
Operating Assets	\$15,435.00
Total Investments	\$539,573.00

BALANCE SHEET

Accounts Receivable	\$141,715.00
Accrued Reserves	\$594,222.00

INCOME STATEMENT

	Budget	Year-to-date	Variance
Income	\$142,008.00	\$141,715.00	\$ 293.00
Expenses	\$140,208.00	\$134,587.00	\$5,621.00

COMMITTEE REPORTS

LANDSCAPE COMMITTEE – RORKE

- No Report

ARCHITECTURAL REVIEW COMMITTEE – STEVENS

- No Report

PARKING COMMITTEE – JACKSON

- Few violations on property
- Still an ongoing issue with irregular enforcement of general parking violations on city streets

NEWSLETTER COMMITTEE – JACKSON

- No Report

COMMUNITY RELATIONS COMMITTEE – LAVOLPE

- Committee member Kevin Beekman met with Presidential Greens management no definitive information about delivery of the Calvert or changes to Presidential Greens
- Potomac Yard area is still moving forward near schedule
- AHC at East Reed and Rt1 will include pay parking which may lead to the City completing
- Housing Master Plan recommending changes in code, including changes to parking which may include affordable housing would not be required to be in code compliance.

OLD BUSINESS

- 2013 Annual Budget
Previously approved and communicated as required
- Landscape Service Proposals
Reviewed proposal expect updated list before next BOD meeting
- Monument Lighting Proposals
Move to: Approve PSE proposal dated 11/14/2012 for \$9,476.48
Moved by: Jack Stevens
Seconded: Ken LaVolpe
For: All
Against: None
MOTION PASSED
- Church Donation
Confirmation that donation was sent
- ARC/Welcome Packet Revisions
Updated information about the ARC processes and cleaner instructions will be included in the welcome packets.
- Solar Panel Discussion
Tabled for this meeting

NEW BUSINESS

- a. Address Issue/Late Fee Resolution
Capitol had changed addresses which caused issues with some payments. Any late fees associated with error have been reversed

- b. Irrigation System maintenance
Move to: Accept Montgomery Irrigation proposal date December 20, 2012 not to exceed \$760.00.
Moved by: Jack Stevens
Seconded: Jim Rorke
For: All
Against: None
MOTION PASSED

- c. Reconfiguration of the Board of Directors
Move to: Reconfigure as:
Lewis Jackson - President, Sven Dharmani - Vice President, Jack Stevens- Treasurer,
Ken LaVolpe, Secretary, Jim Rorke, Member-at-Large
Moved by: Lewis Jackson
Seconded: Jack Stevens
For: All
Against: None
MOTION PASSED

EXECUTIVE SESSION

Entered into Executive Session to discuss outstanding accounts at 8:50pm and ended at 9:11pm

Move to: Continue with all actions from Executive Session
Moved by: Lewis Jackson
Seconded: Ken LaVolpe
For: All
Against: None
MOTION PASSED

ADJOURN

Move to: Adjourn at 9:12 p.m.
Moved by: Lewis Jackson
Seconded: Ken LaVolpe
For: All
Against: None
MOTION PASSED

Next Meeting – Monday, February 25, 2013